

COUNCIL ON HOUSING
Public Session
Huling Cove
Lewes, Delaware
November 10, 2010

Action Items

- Mr. Heckles to prepare a press release for publication on DSHA's HIGHLIGHTS announcing the electronic availability of the Annual Report.

Motions

- Approval of October 13, 2010 Minutes.
- Recommendation for approval of Greenside Manor Apartments request, Resolution No. 416.
- Recommendation for approval of Hampton Circle request, Resolution No. 417.

Important Dates

- November 18, 2010 – Governor's Conference, November 18 at the Sheraton Hotel in Dover.
- December – application and program proposal due to HUD for the Emergency Mortgage Assistance Program.
- December 2 – release date of the Acquisition/Rehab Mortgage Product program.
- December 10 – Prospective HDF applicant's meeting, Liberty Court, Dover, 9:00 am.
- December 13 – meeting with the Governor at 2:30 p.m. in the Carvel Building in Wilmington.
- December 17 – Tax Credit Qualified Allocation Plan (QAP) forum at DNREC, Dover, 9:00 a.m.
- January 2011 – Governor releases the Budget.
- February 2011 – Budget mark up.

Norma Zumsteg, Chair, called to order the public session of the Council on Housing at 2:00 p.m. on November 10, 2010. In addition to Ms. Zumsteg, the following Council members were present:

Anita Auten
Russ Huxtable
Hugh Leahy
Connie Louder

Ralph Peters
Ruth Sokolowski
John Walker

The following Council members were absent and excused from the meeting:

Pat Batchelor
Donna Mitchell

Vincent White

Also attending:

Anas Ben Addi, Director, Delaware State Housing Authority (DSHA)
Timothy L. McLaughlin, Deputy Director, DSHA
Lynda Blythe, Administrative Specialist III, DSHA
Calvin Bonniwell, Housing Project/Loan Manager, DSHA
Cindy Deakyne, Housing Asset Manager, DSHA
Devon Degyansky, Management Analyst I
Jerry Jones, Housing Finance/Development Administrator, DSHA
Matthew Heckles, Legislative and Policy Advisor, DSHA
Corinne Todd-Grieve, Housing Project/Loan Manager, DSHA
Chris Whaley, Housing Management Program Administrator, DSHA

Guests present:

Tom Ayd, Green Street Housing
Maggie Cook Pleasant, NCALL Research
George Danneman, The Danneman Firm
David Layfield, Green Street Housing
Gina Miserindino, Delaware Housing Coalition
Bill Roupp, Better Homes of Seaford

APPROVAL OF MINUTES

Mr. Walker moved that the Minutes of October 13, 2010 be approved as corrected. Mr. Huxtable seconded the motion and the Minutes were unanimously approved.

DSHA REPORT

Mr. Ben Addi gave the following report:

- Recap of the November 3, 2010 budget hearing
 - Ms. Sokolowski, Mr. Walker, Mr. White and Ms. Zumsteg were thanked for their attendance at the hearing.
 - The total DSHA request to the state was \$11,320,000.
 - An annual allocation of \$3,000,000 for a new State Rental Assistance Program was included in the request.
 - Mid-December 2010 - the Office of Management and Budget response should be received.
 - January 2011 - release of the budget by the Governor.
 - February 2011 - state budget mark-up.
- Current DSHA activities include a new program:
 - Acquisition/Rehab Mortgage Product (part of DSHA's Bond Program).
 - o This is an FHA program which allows home buyers to borrow the cost of the house plus rehab cost.

- Rehab funds can be drawn as work is completed.
- Work must be completed within six months.
- Initial set-aside of approximately \$5 million.
- Release date will be December 2, 2010.
- HUD Foreclosure Emergency Mortgage Assistance Program
 - \$1 billion nationwide Emergency Homeowners Loan Program (EHLPP).
 - \$6 million for Delaware which DSHA will manage.
 - Available to homeowners who meet the following conditions:
 - Minimum three months delinquent on their mortgage with the reasonable likelihood of resuming payments within two years.
 - Must be homeowner's principle residence and they cannot own a second home.
 - Suffered at least a 15% reduction in income and were able to afford mortgage payments prior to the loss of income.
 - Similar to the current DEMAP but includes more money and a longer timeframe.
 - DSHA must apply and submit a program proposal to HUD by December.
- New Horizons/Sussex County
 - Diamond State Community Land Trust has partnered with displaced manufactured home residents to develop a new community in Sussex County near Laurel.
 - Applications for development have been denied by Sussex County and Fair Housing issue is being reviewed by HUD.
 - DSHA will keep Council advised as the situation develops.

HDF STATEMENT REVIEW

Mr. Jones reviewed the statement (copy attached) stating:

- The nine requests recommended for approval by Council at the October meeting have been committed.
- Items 137 (Greenside Manor) and 138 (Hampton Circle) will be presented to Council at this meeting.

DSHA HOUSING MANAGEMENT PRESENTATION

Using the attached printout and PowerPoint slides, Mr. Whaley gave an overview of the Management section of DSHA noting the section is responsible for:

- The management of 508 public housing units owned by DSHA.
- The management and maintenance of a project-based Section 8 facility of 64 units.
- Housing choice vouchers.
- The Family Unification Program which benefits youth exiting foster care and families with children in foster care.
- The Moving to Work Program.

- Processing applications and maintaining waiting lists for the Public Housing and Housing Choice Voucher Program.
- Management of Huling Cove/Huling Cove Annex.

Mr. Whaley stated all funding for Public Housing, Housing Choice Vouchers, and the Public Housing Capital Fund is made by HUD on a formula basis. Two additional HUD programs which Housing Management has recently administered are the American Recovery and Reinvestment Act (ARRA) Capital Fund and ARRA Capital Fund Competitive programs which will end this year.

DSHA TAX CREDIT OVERVIEW

Ms. Deakyne, using the attached printout and PowerPoint slides, also gave an overview of the Tax Credit program describing:

- The background of this IRS program.
- How tax credits work.
- The value of tax credits.
- Investor benefit.

Ms. Deakyne explained tax credits are awarded according to a mandated Qualified Allocation Plan (QAP) and reviewed the various facets of the Plan. A public hearing regarding the proposed 2011 Plan will be held December 17th at DNREC in Dover at 9:00 am.

COMMITTEE REPORTS

LOAN REVIEW

Mr. Leahy stated Council received comments on the December 1st Loan Review Committee meeting prior to this meeting and it is the Committee's recommendation that the following requests be approved (presentations attached):

- Res. No. 416 – Greenside Manor Apartments. Mr. Walker moved and Ms. Louder seconded the motion that the request be recommended for approval. The motion passed unanimously.
- Res. No. 417 – Hampton Circle. Mr. Huxtable moved and Mr. Walker seconded the motion that the request be recommended for approval. The motion passed with Ms. Louder abstaining.

OPERATIONS – Ms. Louder

Nothing to report.

HOUSING POLICY – Ms. Sokolowski

Nothing to report.

COMMUNICATIONS – Mr. Leahy

- The annual report will be available electronically this year with only a few copies being published for key members in the Legislature, Executive Office, and upon request.
- Mr. Heckles stated a press release to legislators, via DSHA's HIGHLIGHTS, will be made when the annual report is available on-line.
- The meeting with the Governor will be held at 2:30 p.m. on December 13th in the Carvel Building in Wilmington. Ms. Zumsteg, Ms. Sokolowski and Mr. Leahy are scheduled to attend.
- Ms. Zumsteg presented testimony at the November 3rd Budget Hearing.

OTHER BUSINESS

Mr. Ben Addi reminded Council of the Governor's Conference to be held November 18th at the Sheraton Hotel in Dover and all were invited to attend.

SCHEDULING OF NEXT MEETING

The next meeting, the annual holiday luncheon and meeting, will be held at 11:00 a.m., Wednesday, December 8, 2010 in the Wally Room of the Columbus Inn in Wilmington.

ADJOURNMENT

Upon motion made by Mr. Peters, seconded by Mr. Huxtable and unanimously passed by the Council, the meeting was adjourned at 3:32 p.m.

Respectfully submitted,



Lynda T. Blythe

Note: Copies of materials referenced as "attached" in these Minutes are available upon request.